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REAL 593 PAGE 187



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

SEND TAX NOTICE TO:
JEFFREY PASTORIUS
1015 WILLOW CREEK CT.
ALABASTER, AL 35007

This instrument was prepared by

(Name) PADEN AND GREEN ATTORNEYS
1722 2nd AVENUE NORTH
(Address) BESSEMER, AL 35020

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SALES PRICE OF \$73,900.00. \$72,100.00 WAS DERIVED FROM A
PURCHASE MONEY MORTGAGE EXECUTED SIMULTANEOUSLY HERewith.

to the undersigned grantor, PUBLIC HOMES, INC. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto

JEFFREY THOMAS PASTORIUS AND WIFE, DIANE S. PASTORIUS

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in _____

SHELBY County, Alabama to-wit:

LOT 36, ACCORDING TO THE SURVEY OF WILLOW CREEK, PHASE TWO, AS RECORDED
IN MAP BOOK 9, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA;
BEING SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING:

1. BUILDING SETBACK LINE OF 35 FEET RESERVED FROM WILLOW CREEK COURT AND
SHELBY COUNTY HIGHWAY #64, AS SHOWN BY RECORDED PLAT.
2. PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING A 20 FOOT
EASEMENT ON THE WEST SIDE.
3. RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL
BY INSTRUMENT RECORDED IN REAL 50, PAGE 252 IN PROBATE OFFICE.
4. EASEMENT TO THE TOWN OF ALABASTER AS SHOWN BY INSTRUMENT RECORDED IN
DEED BOOK 308, PAGE 255, IN PROBATE OFFICE.
5. EASEMENT AS SET OUT IN DEED BOOK 308, PAGE 136, IN PROBATE OFFICE.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 FEB 20 AM 11:43

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its
successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are
free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same
to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, CECIL VAN PEARSON
has caused this conveyance, has been signed and sealed, this the 14th day of FEBRUARY 19 86

1. Deed Tax \$ 3.00
2. Mig. Tax 2.50
3. Recording Fee 2.50
4. Indexing Fee 1.00

TOTAL 5.50
STATE OF ALABAMA

COUNTY OF JEFFERSON

REAL

STATE OF ALA. JEFFERSON CO.
BESSEMER DIV. I CERTIFY
THIS INSTRUMENT FILED ON
FEB 17 9 20 AM '86

Secretary
Recorded & 1.00 Mig. Tax & 1.50
Deed Tax has been paid on this instrument.
O. H. Pearson
Judge of Probate

Public Homes Inc.
Cecil Van Pearson

President

1. THE UNDERSIGNED AUTHORITY
State, hereby certify that CECIL VAN PEARSON
whose name as President of PEARSON HOMES, INC.
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the
contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 14th day of FEBRUARY

19 86

Wm V. Brinson
Notary Public